

CALDWELL CROSSING
HARRISBURG, NORTH CAROLINA



Trade Area
Harrisburg, NC

Anchor
Harris Teeter with Fuel Station

Demographics
2017 Est. Population

1 miles	3,675
3 miles	50,822
5 miles	113,930

*4/2017 AGS

Average Household Income

1 miles	\$88,027
3 miles	\$79,121
5 miles	\$72,649

*2017 Estimate

Tenants
Banfield Pet Hospital
East Coast Wings
Friendly Dental
Jersey Mike's
Marco's Pizza
9Round
Great Clips

Gross Leasable Area
± 85,000 sf at full build-out

Availability
1,200 sf

Traffic Counts
Hwy 49 26,000
Caldwell Rd 7,300
*2014 NC DOT AADT

Other Highlights

- Harris Teeter Opened December 2015
- First HT Fuel to open in North Carolina
- Signalized intersection
- Harrisburg named the fastest growing town in the Charlotte area (2010-14)
- Population has grown 22.6% since 2010
- One of three rail crossings east of I-485 along the Hwy 49 corridor

Caldwell Crossing

University City Blvd (Hwy 49)
and Caldwell Rd
Harrisburg, North Carolina

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